

Fact Sheet 7: Living & Working in the Hinterland

This information sheet explains what you can do on a rural or rural residential property in Noosa Shire, including different ways of earning an income from your property. It also outlines some of the experiences that go hand in hand with living in rural areas.

Context

Noosa Hinterland comprises a number of scattered villages and towns surrounded by rural residential lifestyle lots, larger rural lands and agricultural activities and environmental conservation corridors.

Noosa Hinterland is home to a diverse community who value the rural area for many different reasons, including the pursuit of rural enterprises and the appreciation of the landscape and natural environment. The Noosa Plan 2020 seeks to protect the various values, enterprises and lifestyles the Hinterland represents.

Rural Residential zone

The purpose of the Rural Residential zone is to primarily provide for residential uses and associated activities on large lifestyle lots. *Dwelling houses* for single households are the predominant use in the Rural Residential zone. Occupants enjoy a lifestyle that more space allows including large yards or bushland settings with some complementary uses such as food production, keeping of small numbers of animals or low impact visitor accommodation.

The Rural Residential zone is largely close to urban town services or part of large established estates, however many lots are not serviced by reticulated

water or sewerage infrastructure providing their own on-site systems.

Rural zone

The purpose of the Rural zone is to:

- a) provide for rural uses and activities; and
- b) provide for other uses and activities that are compatible with:
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

Rural zoned blocks vary considerably in size, nature and accessibility, are not connected to reticulated water and sewerage systems and are often accessed via unsealed roads.

Farming

Agriculture is an important industry sector for the local and regional economy and employment in Noosa Shire. Agricultural land (identified in the Agricultural Lands Overlay Maps in Schedule 2) is protected from encroachment from urban and rural residential development and other incompatible activities that would compromise productivity. This overlay mapping reflects the QLD State Planning Policy as well as local practices.

A diverse range of sustainable agricultural uses are encouraged to take advantage of Noosa's clean, green credentials and lifestyle. Sustainable agricultural production should focus on the adoption

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of best management practices, including sensible use of chemicals, ethical treatment of animals and appropriate vegetation management, sediment and erosion control and water quality protection. Livestock enterprises will generally be limited to pasture fed, free range operations or aquaculture.

The retention, development and economic growth of rural-based activities is important. Agricultural activities contribute to local food production and assists in defining the character of Noosa Shire. The opportunity to conduct small scale, high value agriculture is a significant lifestyle attractor to rural areas. Growth in this sector is balanced with the need to protect the natural resources these industries rely on including the land, water, forests, minerals, plants and animals.

Agriculture will need to adapt to a changing climate and be flexible and innovative in the face of changing conditions over time. The evolution of traditional agriculture and the emergence of new sectors are supported with value-added uses before agricultural produce leaves the farm gate or leaves the region. This includes ancillary rural industries to support production, investment and diversification e.g. on-farm processing, farm gate sales, cooking schools and value-adding food production.

Hinterland residents may from time to time be affected by rural uses, regardless of how well they are managed.

Intensive or high impact rural uses can lead to environmental nuisance through increased noise, traffic, lighting, use of chemicals or generation of dust or odour. To avoid this, Impact assessment will be required for such activities.

Rural uses that pollute the air, groundwater and surface water are not likely to be supported.

There is provision within Noosa Plan 2020 for bona fide caretaker's accommodation or, on larger properties, accommodation for seasonal farm workers.

Tourist accommodation

A diverse range of visitor accommodation types may occur in the Hinterland including various forms of

short-term accommodation, tourist parks and nature-based tourism. **Schedule 1 of the Noosa Plan 2020** defines the different types of visitor accommodation.

Within the Hinterland, focus is directed towards high quality nature-based and rural tourism experiences and events to diversify and balance the visitor experience across Noosa Shire.

Nature-based tourism includes sustainable activities or experiences that relate to the natural environment. Such experiences may be associated with the high scenic amenity of rural landscapes, natural beauty of the mountain ranges, sub-tropical bushland or waterways. Nature-based tourism has potential to provide diverse, high quality tourist experiences and local economic development opportunities provided they are carefully located and designed to minimise impacts on the natural environment, scenic landscape, local character and amenity. Nature-based tourism easily accessible to the trail network is particularly encouraged. The following visitor accommodation types is offered as a guide.

Nature of proposal

Likely defined use

Traditional bed and breakfast using a few bedrooms in the home of the host while the host remains in residence

= **Home-based business**

Environmentally responsible accommodation including lodges, cabins, huts or tented camps, specifically for the appreciation, conservation or interpretation of an area of environmental, cultural or heritage value, a local ecosystem or the natural environment

= **Nature-based tourism**

Camping ground, parking of caravans or other RVs

= **Tourist park**

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Holiday house, backpackers accommodation, cabins or farm stay = **Short-term accommodation**

Refer to separate **Information Sheet 4 – Home-hosted Visitor Accommodation** for accommodating a small number of guests in your house. In many instances no planning approval is required.

Subject to code assessment, a Rural zoned property of 4ha or more could have up to 4 free standing cottages, cabins or permanent tents, accommodating up to 8 guests.

If development meets all the criteria for *nature-based tourism* up to 12 guests could be accommodated in buildings or up to 24 guests in permanent tents. Impact assessment is required for larger proposals, in the Rural Residential zone or on any lot less than 4ha in area.

In the Rural zone, properties over 10ha in area do not require planning approval for up to 5 self-contained RV's, unless the site gains direct access from part of the major road network with a legal speed limit of 90 kilometres per hour or above.

Parked RV's need to be visually screened from houses on adjoining properties and campers stay no longer than 4 nights at a time. Buildings or infrastructure for guests need planning approval.

Up to 25 campsites is possible subject to code assessment, depending on the size and capacity of the site.

Tourist accommodation must not be located within:

- the designated separation area of a Key Resource Area (shown on the extractive resource overlay map);
- 250m of an intensive animal industry, intensive horticulture use or rural industry; or
- 100m of agricultural operations on adjoining premises.

Business enterprises

Other business opportunities in the Hinterland include, for example plantation timbers, wholesale

nurseries, intensive horticulture, equine enterprises, outdoor education or environment facility, solar farm, home-based classes, studio, or personal or professional services.

Refer to separate **Information Sheet 5 – Home-based business** for details on the range of businesses you could operate from home.

Subject to impact assessment, there are many other business enterprises that may be suitable in the Rural Zone. These are listed in **Table 1**, on the following pages.

Is Council approval needed?

Depending on the nature and scale of the proposed activity and the zone and characteristics of the property, you may need development approval from Council.

Table 1, the following pages list the defined land uses that are consistent in the Rural and Rural Residential Zones, and the level of assessment Required.

If the use is code assessment or impact assessment planning approval is required. Code assessment applications are assessed against the nominated codes relevant to the proposed use.

Impact assessment applications are assessed against any relevant provisions of Noosa Plan 2020 and considers properly made submissions by third parties such as neighbours.

If the proposed use is not specifically listed in the Tables of Assessment, the use is not consistent in the zone and is unlikely to be supported and approved.

State Referrals

Certain development applications will be referred to the State Government for assessment because of site characteristics or the scale or type of proposed development. For example, the site may adjoin a State controlled road or be within a buffer area for State Infrastructure.

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Overlays

Zones identify consistent land uses that can occur on a site, whilst an overlay map and overlay code identify the constraints and values on the site, and determines how and where development can occur.

Noosa Plan 2020 includes the following overlay maps that are particularly likely to influence the use of rural lands:

- Acid Sulfate Soils;
- Agricultural Land Conservation Area;
- Biodiversity, Waterways and Wetlands;
- Bushfire Hazard;
- Extractive Resources;
- Flood Hazard;
- Landslide Hazard;
- Regional Infrastructure.

The presence of one or more overlay may change the level of development assessment required making accepted development code assessment against the relevant overlay codes in Part 8 of the Noosa Plan 2020.

Built Form

Buildings and other structures in the Hinterland are typically low rise, minimising the appearance of bulk. Houses and domestic structures may be up to 2 storeys in height (8-9 metre maximum) while some sheds or structures used in farming or other rural activities may exceed this height.

With the exception of farm sheds, individual buildings or roofed structures won't exceed 500m² gross floor area.

Boundary setbacks vary depending on what the building or structure is used for. High structures or buildings containing animals or chemicals must be

setback further away from neighbouring homes or waterways.

Provisions in Noosa Plan 2020 also regulate development including building works, driveways on steep slopes, and the clearing of vegetation.

Subdivision (Reconfiguring a lot)

There are over 6,000 lots in the Rural and Rural Residential zones. It is not anticipated additional lots will be created in the Rural Zone and only a limited number of new lots are likely in the Rural Residential Zone.

Since the first introduction of the South East Queensland Regional Plan (SEQRP) in 2004 the Queensland Government has prevented the fragmentation of rural lands. Development within the Regional Landscape and Rural Production Area of the SEQRP is controlled through regulatory provisions which prevent subdivision or urban uses within these areas. For more information on the Regional Plan visit the State's *ShapingSEQ* website at www.planning.dismip.qld.gov.au

Information Sheet 12 – Subdivision provides more information.

Information sheets are designed to assist in interpretation of the Noosa Plan 2020. Before proceeding with development proponents should review the planning scheme and/or engage professional advice.

Noosa Plan 2020 can be accessed online at www.noosa.qld.gov.au/noosa-plan-2020.

For further information on development under Noosa Plan 2020 contact Council's Development Services on (07) 5329 6500 or email planning@noosa.qld.gov.au.

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Table 1 – Consistent Uses

Land Use	Rural Zone	Rural Residential Zone
Accommodation activities		
Caretaker's accommodation	Code assessable if on a site of at least 20ha	Not consistent
Community residence	Code assessable	Accepted development subject to requirements if complying with the criteria of Schedule 6, Part 2, 6 of the Planning Regulation. Otherwise code assessable.
Dwelling house	Accepted development subject to requirements	Accepted development subject to requirements.

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Land Use	Rural Zone	Rural Residential Zone
Home-based business	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) no more than 6 people would be on the site for business purposes at any time or where bed and breakfast accommodation, no more than 3 guest bedrooms are available for letting; b) retail sales occupy no more than 5m² of gross floor area. <p>Code assessable if:</p> <ul style="list-style-type: none"> a) the use does not involve classes of more than 10 people; b) retail sales occupy no more than 16m² of gross floor area. <p>Impact assessable otherwise.</p>	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) operated entirely within an existing dwelling house or other building; b) not including any industrial activity; c) no more than 6 people would be on the site for business purposes at any time or where bed and breakfast accommodation no more than 3 guest bedrooms are available for letting; d) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site: <ul style="list-style-type: none"> (i) between the hours of 6:00pm and 7:00am Monday to Friday; or (ii) on weekends or public holidays; e) retail sales occupy no more than 5m² of gross floor area. <p>Code assessable if:</p> <ul style="list-style-type: none"> a) operated entirely within a dwelling house or other building; b) not including any industrial activity; c) no more than 6 persons would be on site for business purposes at any one time; d) with the exception of overnight guests, no customers, clients, employees or deliveries attend the site: <ul style="list-style-type: none"> (i) between the hours of 6:00pm and 7:00am Monday to Friday; or (ii) weekends or public holidays; e) retail sales occupy no more than 16m² of gross floor area. <p>Impact assessable if:</p> <ul style="list-style-type: none"> a) no customers, clients, employees or deliveries attend the site between the hours of 8:00pm and 7:00am; b) no more than 6 people would be on the site for business purposes at any time or where the use involves classes no more than 10 people attend a class; c) retail sales occupy no more than 16m² of gross floor area; d) no more than 150m² of external space is used in the operation of the business.

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Land Use	Rural Zone	Rural Residential Zone
Nature-based tourism	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 4ha; b) not located on ALCA as shown on the Agricultural Land Overlay Maps; c) including no more than 2 guest rooms, cottages, cabins or permanent tents; d) accommodating no more than 8 guests; and e) not incorporating conference or function facilities. <p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 4ha; b) including no more than 4 cottages, cabins or no more than 6 permanent tents; c) accommodating no more than 12 guests or if in permanent tents no more than 24 guests; and d) not incorporating conference or function facilities. <p>Impact assessable otherwise.</p>	<p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 4ha; b) including no more than three guestrooms, cottages, cabins or permanent tents; c) accommodating no more than 12 guests; and d) not incorporating conference or function facilities. <p>Impact assessable otherwise (Specifically inconsistent on Noosa North Shore)</p>
Rural workers' accommodation	<p>Code assessable if:</p> <ul style="list-style-type: none"> a) on a property of 20ha or greater; and b) providing accommodation for no more than 10 persons. <p>Impact assessable otherwise</p>	Not consistent
Short-term accommodation	<p>Accepted Development if:</p> <ul style="list-style-type: none"> a) in the applicant's principal place of residence; b) the letting of only one dwelling on site; c) occupied by short term guests on no more than four occurrences in any calendar year; and d) occupied by short term guests for a total of no more than 60 nights in any calendar year. <p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 4ha; and b) not incorporating conference or function facilities; and c) within a dwelling house no more than 5 bedrooms; or d) within no more than 4 free standing cottages, cabins or permanent tents, accommodating no more than 8 guests. <p>Impact assessable otherwise.</p>	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) in the applicant's principal place of residence; b) the letting of only one dwelling on site; c) occupied by short term guests on no more than 4 occurrences in any calendar year; and d) occupied by short term guests for a total of no more than 60 nights in any calendar year. <p>Impact assessable otherwise (Conference or function facilities specifically inconsistent)</p>

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Land Use	Rural Zone	Rural Residential Zone
Tourist park	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 10ha; b) guests are only accommodated in self-contained recreational vehicles with no ablutions or amenities provided; and c) no more than 5 recreational vehicles are parked on the site at any time. <p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 10ha; b) not including built accommodation structures such as cabins or villas; and c) accommodating no more than 25 tents, caravans or recreational vehicles. 	Not consistent
Community Activities		
Educational establishment	<p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a site with an area of at least 4ha; b) an outdoor education centre or training centre providing instruction in primary industries or in food and fibre production; and c) involving not more than 20 students on the site at one time. 	Not consistent
Emergency services	Accepted development subject to requirements if a rural fire brigade.	Accepted development subject to requirements if a rural fire brigade.
Entertainment Activities		
Function facility	Impact Assessable	Not consistent
Tourist attraction	Impact Assessable	Not consistent
Industry Activities		
Extractive industry	Impact Assessable	Not consistent
Bulk landscape supplies	Impact Assessable	Not consistent
Transport depot	<p>Code assessable if no more than 3 heavy vehicles or pieces of plant machinery.</p> <p>Impact assessable otherwise.</p>	Not consistent
Infrastructure Activities		
Landing	Code assessable	Code assessable

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Land Use	Rural Zone	Rural Residential Zone
Renewable energy facility	Accepted development if solar cells confined to the roof surface area of a dwelling house or domestic outbuilding if not exceeding a total surface area of 300m ² Code assess if a solar farm with a total surface area of all photovoltaic solar cells not exceeding 1,000m ² Impact assessable otherwise.	Not consistent
Substation	Impact Assessable.	Not consistent
Tele-communications facility	Impact assessable if located at least 100m from any <i>sensitive land use</i> as defined.	Not consistent
Utility installation	Impact Assessable.	Not consistent
Recreation Activities		
Environment facility	Code assessable if: a) located on a site with an area of 4ha or more; and b) involving not more than 20 people in the use on the site at one time Impact assessable otherwise.	Not consistent
Outdoor sport and recreation	Impact assessable if: a) not located on ALCA as shown on the Agricultural Land Overlay Map; b) not clearing native vegetation; and c) not involving motor sports.	Not consistent
Park	Code assessable if: a) not located on ALCA as shown on the Agricultural Land Overlay map; and b) not clearing native vegetation.	Not consistent

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Land Use	Rural Zone	Rural Residential Zone
Rural Activities		
Animal husbandry	<p>Accepted development if keeping of animals at or below the following rates:</p> <ul style="list-style-type: none"> a) 3 bee hives b) 1 Ungulate such as cattle, goat, sheep, alpaca or pig c) 9 Poultry birds such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters d) 1 Rooster <p>Accepted development subject to requirements otherwise.</p>	<p>Accepted development if keeping of animals at or below the following rates:</p> <ul style="list-style-type: none"> a) 3 bee hives b) 1 Ungulate such as cattle, goat, sheep, alpaca or pig c) 9 Poultry birds such as chickens, ducks, geese, guinea fowl and turkeys but excluding roosters d) 1 Rooster <p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) not located in Noosa North Shore; and b) keeping animals above the rate specified for acceptable development, but not involving more than 10 ungulates or 200 birds; and c) on a site of at least 4ha in area. <p>Impact assessable otherwise.</p>
Animal keeping	<p>Accepted development if keeping of animals at or below the following rates:</p> <ul style="list-style-type: none"> a) 18 Caged birds (excluding poultry) b) 3 Cats c) 3 Dogs d) 3 Horses <p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) not a cattery or kennel b) located on a property of 4ha or more; and c) animal enclosures are not within 100m of a <i>sensitive land use</i>. <p>Code assessable otherwise.</p>	<p>Accepted development if keeping of animals at or below the following rates:</p> <ul style="list-style-type: none"> a) 18 Caged birds (excluding poultry) b) 3 Cats c) 3 Dogs d) 3 Horses <p>Code assessable if:</p> <ul style="list-style-type: none"> a) not a cattery or kennel; b) located on a site with an area of at least 4ha; and c) not within 50m of an existing house on an adjoining property <p>Impact assessable otherwise.</p>
Aquaculture	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) not discharging; and b) having a combined pond/tank surface area not exceeding 200m² <p>Impact assessable if not otherwise specified and not located on land included within:</p> <ul style="list-style-type: none"> a) the Water Supply Buffer as shown on the Regional Infrastructure Overlay Map; b) the Flooding and Inundation area as shown on Flood Hazard Overlay Map; or c) the Riparian Buffer Area as shown on Biodiversity, Waterways and Wetlands Overlay Map. 	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) not located in Noosa North Shore; and b) not discharging; and c) having a combined pond/tank surface area not exceeding 200m² <p>Impact assessable otherwise.</p>

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Land Use	Rural Zone	Rural Residential Zone
Cropping	Accepted development if forestry for wood production. Accepted development subject to requirements otherwise.	Accepted development subject to requirements.
Intensive animal industry	Code assessable if: <ul style="list-style-type: none"> a) located on a site at least 20ha in area; and b) poultry farming (meat or egg production) not exceeding 999 birds; or c) emu or ostrich farming not exceeding 20 birds; or d) not exceeding 21 standard units of pig; or e) not exceeding 50 standard units of cattle Impact assessable: <ul style="list-style-type: none"> a) located at least 100m from a <i>sensitive land use</i>; b) located outside the Water Supply Buffer or Water Resource Catchment as shown on the Regional Infrastructure Overlay Map; c) located outside the Flooding and Inundation area as shown on Flood Hazard Overlay Map; d) located outside the Riparian Buffer Area as shown on Biodiversity, Waterways and Wetlands Overlay Map. 	Not consistent
Intensive horticulture	Accepted development subject to requirements if: <ul style="list-style-type: none"> a) on a site at least 5ha in area; b) greenhouse structures have a combined area of no more than 2,000m²; c) located outside the riparian buffer area as shown on the Biodiversity, Waterway and Wetland Overlay Maps; d) located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and e) located at least 100m from a sensitive land use. Code assessable if: <ul style="list-style-type: none"> a) located outside the riparian buffer area as shown on the Biodiversity, Waterway and Wetland Overlay Maps; b) located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and c) located at least 100m from a sensitive land use. Impact assessable otherwise.	Code assessable if: <ul style="list-style-type: none"> a) located on a property at least 2ha in area; b) located outside of Noosa North Shore; c) located outside the riparian buffer area as shown on the Biodiversity, Waterway and Wetland Overlay Map; d) located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and e) located at least 100m from a sensitive land use.
Permanent plantation	Accepted development	Accepted development

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Land Use	Rural Zone	Rural Residential Zone
Roadside stall	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) not located within a road reserve; b) not located adjacent to a State controlled road or a road with a legal speed limit of 80km/hour or higher; and c) not occupying a gross floor area greater than 9m². <p>Code assessable otherwise.</p>	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) not located within a road reserve; b) not located adjacent to a State controlled road or a road with a legal speed limit of 80km/hour or higher; and c) not occupying a gross floor area greater than 9m². <p>Code assessable otherwise.</p>
Rural industry	<p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a site at least 5ha in area; b) having a total use area of no more than 500m² c) not within 50m of a side or rear property boundary; d) located outside the riparian buffer area as shown on the Biodiversity, Waterway and Wetland Overlay Maps; e) located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and f) located at least 100m from a sensitive land use. <p>Impact assessable otherwise.</p>	Not consistent
Wholesale nursery	<p>Accepted development subject to requirements if:</p> <ul style="list-style-type: none"> a) located on a site at least 5ha in area; b) greenhouse or shed structures have a combined area of no more than 2000m²; c) located outside the riparian buffer area as shown on the located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and d) located at least 100m from a sensitive land use. <p>Code assessable if:</p> <ul style="list-style-type: none"> a) located on a property at least 2ha in area; b) located outside the riparian buffer area as shown on the Biodiversity, Waterway and Wetland Overlay Maps; c) located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and d) located at least 100m from a sensitive land use. <p>Impact assessable otherwise.</p>	<p>Code assessable if:</p> <ul style="list-style-type: none"> a) located outside of Noosa North Shore; b) located outside the riparian buffer area as shown on the Biodiversity, Waterway and Wetland Overlay Map; c) located at least 10m from a waterway without a riparian buffer, measured from the top of the bank; and d) located at least 100m from a sensitive land use.